Prepared by: The Smithtown Planning Department 6/26/12  RESIDENTIAL USES 1 Family dwelling 2 Family dwelling	Buildir	ng Zone CIAL	Ordina	ITHTOWN SUFFOLK COUNTY, NEW YORK Ordinance Section 322-8.B. Table of Use Regulations *  RESIDENTIAL BUSINESS BU													INDUSTRIAL		
	C F	Flood	R43	R21		R10/S	RM7	R6	PRD	RC	RMGA	PB°	ОВ	SCB	NB	СВ	WSI	LI	H
Family dwelling Family dwelling	P	BA	P	P	P	P	P P	-	-	-	-	P P	P	-	P	P P	-	-	-
Garden apartment	D.	-	-	-	-	-	-	-	D	P	P	-	-	-	-	-	-	-	-
Cownhouse dwelling <sup>2</sup> Bonus density apartment	BA -	-	-	-	-	-	-	P -	P -	TB	P -	-	•	-	-	-	-	-	
COMMUNITY FACILITY USES Airport, heliport	тв	_	_	_	_	_	_	_	_	_		_	_	_			_	тв	TE
Arena or assembly hall	BA P	-	Р	P	P	Р	Р	-	-	-	-	-	-	-	-	-	BA	BA	BA
Cemetery Church or similar place of worship	P	-	P	P	P	P	P	-	P	P	-	P	P	P	P	P	P	P	P
College or university Convent or monastary	TB P	-	P	P	P	P	P	-	-	-	-	P	P	-	P	P	P	P	-
Day camp Day care center, nursery school	BA BA	-	BA BA	BA BA	BA BA	BA BA	BA	-	BA	-	-	BA BA	BA	BA	BA	BA	BA BA	BA BA	BA
Fire or ambulance station	P	-	P	P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P
Golf course or country club of 50 acres or more Hospital or nursing home	BA TB	BA	BA TB	$_{\mathrm{TB}}^{\mathrm{BA}}$	$_{\mathrm{TB}}^{\mathrm{BA}}$	$_{\mathrm{TB}}^{\mathrm{BA}}$	$_{\mathrm{TB}}^{\mathrm{BA}}$	-	-	-	-	TB	TB	TB	TB	TB	P TB	P TB	Ρ.
Membership club, non profit Park, playground or nature preserve	BA P	P	BA P	BA P	BA P	BA P	BA P	P	P	P	P	BA P	BA P	BA P	BA P	BA P	BA P	BA P	P
Public library, museum or similar use	P	-	P	P	P	P	P	-	-	-	-	P	P	P	P	P	P	P	-
Public utility facility Rail or bus station	TB TB	TB -	TB TB	$_{\mathrm{TB}}^{\mathrm{TB}}$	$_{\mathrm{TB}}^{\mathrm{TB}}$	$_{\mathrm{TB}}^{\mathrm{TB}}$	$_{\mathrm{TB}}^{\mathrm{TB}}$	$_{\mathrm{TB}}^{\mathrm{TB}}$	$_{\mathrm{TB}}^{\mathrm{TB}}$	$_{\mathrm{TB}}^{\mathrm{TB}}$	$_{\mathrm{TB}}^{\mathrm{TB}}$	TB TB	$_{\mathrm{TB}}^{\mathrm{TB}}$	$_{\mathrm{TB}}^{\mathrm{TB}}$	$_{\mathrm{TB}}^{\mathrm{TB}}$	$_{\mathrm{TB}}^{\mathrm{TB}}$	TB TB	$_{\mathrm{TB}}^{\mathrm{TB}}$	T] T]
School, elementary or high Swimming or boat club	P BA	BA	P BA	P BA	P BA	P	P		BA	-	-	P	P	P	P	P	P BA	P BA	-
BUSINESS USES	DA	DA	DA	DA	DA				DA			-		D.				DA	
Adult entertainment Adult retail shop	-	-	-	-	-	-	-	-	-	-	-	-	-	P P	-	-	P -	-	P P
agriculture animal hospital, veteranarian, kennel	P	P	P	P	P	P	P	-	P	-	-	P BA	P	P BA	P BA	P BA	P BA	P BA	P
nimal husbandry	BA	BA	BA	BA	-	-	-	-	-	-	-	-	-	-	-	-	BA	BA	-
appliance, office machine or furniture repair Bank	-	-	-	-	-	-	-	-	-	-	-	-	P	P P	P P	P P	P P	P	-
sarbershop or similar personal service shop Billiard hall	-	-	-	-	-	-	-	-	-	-	-	-	-	P P	P	P P	-	-	-
Boat sales and/or rental showroom	-	-	-	-	-	-	-	-	-	-	-	-	-		-	P P	P	-	-
Bowling alley Broadcast studio or station, not including antennae	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	TB P	TB P	
anoe rental showroom	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	
ar wash oin-operated laundromat	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	BA -	-	
Commercial public recreation not otherwise listed herein Contractor showroom	-	-	-	-	-	-	-	-	-	-	-	-	-	Р	Р	P	TB P	ТВ	T.
Counter service restaurant	-	-	-	-	-	-		-	-	-	-	-	-	BA	BA	BA	BA	-	
Dance, self defence or martial arts school Discotheque	-	-	-	-	-	-	-	-	-	-	-	-	-	P -	P -	P BA	P BA	-	-
Ory cleaning plant of less than 4000 sq. ft. Cence or swimming pool sales	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Filling station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BA	BA	BA	-	-
itness center, gymnasium Yuneral home	-	-	:		-	-		-	-	-		P	P	P P	P P	P P	P P	P	-
ame center	-	-	-	-	-	-	-	-	-	-	-	-	-	$^{\mathrm{TB}}$	-	$^{\mathrm{TB}}$	TB	-	-
Iome improvement equipment rental Iorsemanship school, horse boarding	BA	-	BA	BA	BA	BA	-	-	-	-	-	-	-	P -	-	P -	P BA	BA	-
Hotel, motel Jumber yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	TB P	TB	TB	P
Medical laboratory	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	BA P	P	P
Mini-storage warehouse Motor vehicle sales or rental showroom	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	TB P	BA P	BA	Ρ.
Jursery	-	-	-	-	-	-	-	-	-	-	-				P	P	P		-
Office Outdoor golf driving range, miniature golf	-	-	-	-	-	-	-	-	-	-	-	P -	P -	P	P -	P	P TB	$_{\mathrm{TB}}^{\mathrm{P}}$	T)
rint or copy shop of less than 4000 sq.ft. depair garage	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P BA	BA	-	B
lestaurant	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	Б.
Retail establishment, not otherwise listed herein Shoe repair, tailoring, or dressmaking	-		-	-	-	-		-	-	-		-		P P	P P	P P	-	-	-
Shooting range	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	TB	TB	T
Skating rink Studio for musician, painter,sculptor or photographer	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	TB P	TB P	-
'avern, bar or inn 'axi or limosine establishment	-	-	-	-	-	:	-	:	-	-		-	-	P	P	P BA	P P	-	Ē
Cennis or racquet club, outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	TB	TB	F
'ennis or racquet club, indoor 'heatre	-	-	-	-	-	-		-	-	-	-	-	-	BA	-	BA	TB BA	TB -	P
Theatre, multi-plex	-	-	-	-	-	-	-	-	-	-	-	-	-	BA P	P	P	-	-	-
Video rental shop Vocational school	-		-		-	-	-	-	-	-		-	P	P	. r	P P	P	P	
NDUSTRIAL USES Asphalt manufacturing	_				_				_										Р
Brick or tile manufacture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	] -	-	P
Burlap or textile thread manufacture Candle or wax manufacture	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	F
Cement batching	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	I
Concrete products manufacture Construction equipment and supplies storage yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	T T
yestuff manufacture orge plant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	I
oundry	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		- D +	1
uel storage or distribution aundry or dry-cleaning plant of more than 4000 sq.ft.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BA -	BA P	]
icensed junkyard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	T
lachine shop Ionument manufacture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	] -	-	Ī
on-nuisance industry lating works	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$P^4$	$P^4$	$P^4$	]
rinting plant more than 4000 sq.ft. floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	]
desearch laboratory dock crusher	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P -	P	] T
and and gravel mining or processing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BA	BA	T B
rucking station Varehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	]
Vholesale business, distributer CCESSORY USES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	]
ccessory apartment	-	-	- D6	D6	D6	- D6	-	-	-	-	-	BA D <sup>6</sup>	-	-	BA D6	BA	-	-	
ccommodations for 1 boarder afeteria or restaurant incidental to primary use	-	-	- P	P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>	-	-	-	-	-	P <sup>6</sup>	P	P	P <sup>6</sup>	P	P	P	
ar wash, accessory to filling station hristmas tree sales	-	P	-	-	-	-	-	-	-	-	-	-	-	Р	BA P	BA P	BA P	P	
oin-operated machine		- ·	-,		-	-,.	-,.	-,.	-		-,.	-	-	P	P	P	P	-	
ustomary accessory structure and/or use bish antenna	$\frac{P^2}{P}$	-	$P^2$ $P$	$\frac{P^2}{P}$	$\frac{P^2}{P}$	$\frac{P^2}{P}$	$\frac{P^2}{P}$	$\frac{P^2}{P}$	$\frac{P^2}{P}$	$\frac{P^2}{P}$	$\frac{P^2}{P}$	P P	P P	P P	P P	P P	P P	P P	
Same room	-	-	-	-	-	-	-	-				-	-	P	P	P	-		
lome occupation lorse stabling	BA P	-	BA P	BA P	BA BA	BA BA	BA -	-	-	-	-	P -	P -	-	BA	-	-	-	
ncidental retail not exceeding 3% gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
iving quarters for parent Outdoor dining area	BA -	-	BA -	BA -	BA -	BA -	BA -	-	-	-	-	-	-	BA	BA	BA	-	-	
utdoor storage arking for business and/or industrial uses	-	-	BA	BA	BA	BA	BA	-	-	-	-	P	P	P	P	P	P P	P	]
arking garage		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BA	BA	
Private garage or off-street parking Private Swimming Pool	P P	-	P P	P P	P P	P P	P P	$\frac{P}{P^3}$	$\frac{P}{P^3}$	$\frac{P}{P^3}$	$\frac{P}{P^3}$	P	P	P	P	P	P	P	F
Propane exchange	-	-	-	г Р	-	г Р	г - Р	г Р	г Р	г Р	-	- - P	- - P	BA	BA	BA	BA	-	B.
Signs	P				P						P			P	P	P	P	P	

LEGEND
"P" means Permitted.
"BA" means Permitted by Special Exception from the Board of Appeals
"TB" means Permitted by Special Exception from the Town Board.
"." means Not Permitted.
Any Land Use not listed in this table is not permitted in any district.

\* Additional restrictions apply.

Please consult the Planning Dept. for more information.

Permitted in R-43, R-10 and R-10S Districts, only as part of final plat approval by the Planning Board in a subdivision clustered pursuant to Sec.278 of the Town Law. Provided that it shall not include any activity commonly conducted as a business. Not more than one (1) pool per site. Except those uses specifically prohibited in Sec. 322-11. All permitted uses greater than two thousand five hundred (2,500) square feet gross floor area are subject to Special Exception (Board of Appeals) approval. Provided that separate kitchen or entrance facilities are not included.